

1 BILL NO. R-82-01- 02

2 DECLARATORY RESOLUTION NO. 19 13-82

3
4 A DECLARATORY RESOLUTION designating
5 an "Urban Development Area" under
6 I.C. 6-1.1-12.1.

7 WHEREAS, Petitioner has duly filed its petition dated
8 January 4, 1982, to have the following described property
9 designated and declared an "Urban Development Area" under Division
10 6, Article II, Chapter 2 of the 1974 Municipal Code and I.C.
11 6-1.1-12.1, to-wit:

12 All lots numbered 717,718,719, part of
13 Lot numbered 720, and the included
14 alleys to be vacated of Hanna's Western
Addition (Deed Book 95, Page 288) to the
City of Fort Wayne, Indiana,

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provision
17 of said Division 6.

18 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
19 THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of
21 Section 2 below, the above described property is hereby designated
22 and declared an "Urban Development Area" under I.C. 6-1.1-12.1

23 SECTION 2. That the foregoing is subject to:

24 (a) An affirmative ("Do Pass") recommen-
25 dation by the Fort Wayne Redevelopment
26 Commission, after due hearing, analysis
27 and study in accordance with the provisions
28 of Division 6, Article II, Chapter 2 of
29 the Municipal Code of the City of Fort
30 Wayne, Indiana of 1974.

31 (b) Final confirmation hereof by due
32 passage upon the final vote hereon.

1 SECTION 3. That this Resolution shall be effective
2 upon passage and approval by the Mayor ^{J.M.P.} and legal publication
3 ~~thereof.~~

4 Ray White
5 COUNCILMAN

6 APPROVED AS TO FORM AND
7 LEGALITY JANUARY 8, 1982.

8 Bruce O. Boxberger
9 BRUCE O. BOXBERGER, CITY ATTORNEY
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Read the first time
Read the first time in full and on motion by Eisbart,
seconded by Stier, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19____, at _____ o'clock _____ M., E.S.T.

DATE: 1-12-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Eisbart,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~lost~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
TOTAL VOTES	<u>8</u>	_____	_____	<u>1</u>	_____
BRADBURY	<u>✓</u>	_____	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
EISBART	<u>✓</u>	_____	_____	_____	_____
GiaQUINTA	<u>✓</u>	_____	_____	_____	_____
NUCKOLS	_____	_____	_____	<u>✓</u>	_____
SCHMIDT	<u>✓</u>	_____	_____	_____	_____
SCHOMBURG	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 3-9-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. B-13-82
on the 9th day of March, 1982.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of March, 1982, at the hour of
11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 17th day of March
1982, at the hour of 4 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

BILL NO. _____

R-82-01-02

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
Development Area" under I.C. 6-1-1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART - CHAIRMAN

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

JOHN NUCKOLS

ROY J. SCHOMBURG

3-9-82
CONCURRED IN
DATE _____ CHARLES W. WESTERMAN, CITY CLERK

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
1300 Block of Broadway _____

Street Boundaries (if applicable)
Broadway, Lavina and Van Buren

2. Legal Description of Property
All of Lots numbered 717, 718,
719, part of Lot numbered 720,
and the included alleys to be
vacated of Hanna's Western
Addition (Deed Book 95, Page
288) to the City of Fort Wayne,
Indiana.

3. Township Wayne _____
4. Taxing District Fort Wayne _____
5. Current Zoning District B3B
facing Broadway, R3 facing Van
Buren
6. Variance Grant (if any) _____
N/A

7. Owner(s) _____
Richard G. Phillipp
Dolores R. Phillipp

8. Address of Owner(s) _____
5606 Wapiti
Fort Wayne IN 46804

9. Telephone Number _____
432-1160

10. Agent of Owner (if any)
DUNTEN, BECKMAN, LAWSON
& SNYDER

11. Address 2410 Fort Wayne
Bank Building, Fort Wayne,
Indiana 46802
12. Telephone Number _____
(219) 423-1602

13. Relationship of Agent to
Owner Attorney _____
14. Instrument Number of
Commitments or Covenants
Enforceable by City (if
any) _____

15. Current Use of Property
(a) How is property presently used? Property is presently vacant

(b) What structure(s) (if any) are on the property? None

(c) What is the condition of this structure/these structures?

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? \$12,500 on land

(b) What is the amount of total property taxes paid the immediate
past year? (indicate amount of land assessment and assessment
on improvements) Zero

17. Description of Project Phillipp Church Supply Inc to erect a one story, 9000 sq. ft. building as a wholesale and retail outlet. Phillipp Church Supply Inc will utilize 100% of the improvements in their operation.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? As soon as possible
- (b) When is completion expected? June, 1982
19. Cost of project (not including land cost) \$180,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 5
- (b) What kind of work will employees be engaged in? Sales and general merchandising
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 2
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) none
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The area in question is a Community Block Grant Target Neighborhood. It is an older business district which has experienced decline and subsequent deterioration. The Redevelopment Commission, in approving the proposed development by Phillipp Church Supply Inc, feels the improvements will be significant to Broadway revitalization and stabilization.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? The property in question has been vacant for approximately ten years
- (b) Will the project improve or replace a deteriorated or obsolete structure?

NO. _____

Jan. 4 1922

RECEIVED FROM Richard L. Phillips

Eighty & 00/100 DOLLARS

Jan. Whittemore

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ — W. B. Sheroff

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

(c) Will the project preserve a historically or architecturally significant structure? _____

(d) Will the project contribute to the conservation and/or stability of a neighborhood? A new structure on a previously abandoned lot could certainly have a stabilizing effect on the neighborhood from either an economical or esthetical viewpoint.

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? The project will provide much improvement for the area with new design and landscaping on a property which has been abandoned for some ten years.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 x Yes No

25. Financing on Project Redevelopment Commission has initiated rezoning activities.

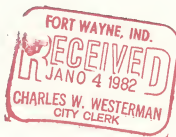
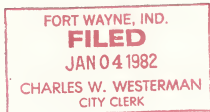
What is the status of financing connected with the project? Financing will be a combination of personal and corporate funds and Bank loan

I hereby certify that the information and representations on this Application are true and complete.

Signature(s) of Owner(s)

December 31 1981
Date

Dec. 31, 1981



FORT WAYNE REDEVELOPMENT COMMISSION

DATE: February 24, 1982
TO: Ben A. Eisbart, Council Committee on Regulations
FROM: Gary E. Wasson, Executive Director *GEW*
SUBJECT: City Council Bill No. R-82-01-02
Tax Abatement - 1300 Block of Broadway

Background

On February 22, 1982 Declaratory Resolution No. 82-01-02 was introduced in City Council requesting designation of the property located at the 1300 Block of Broadway as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on February 22, 1982. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission, at their Special Meeting on February 22, 1982 did adopt Resolution No. 82-02 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

All lots numbered 717, 718, 719, part of Lot numbered 720, and the included alleys to be vacated of Hanna's Western Addition (Deed Book 95, Page 288) to the City of Fort Wayne, Indiana, located and commonly known as:

the 1300 Block of Broadway

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

Richard G. and Dolores R. Phillipp plan to erect a one story, 9,000 square foot building to be used as a wholesale and retail outlet. The cost of the project will be approximately \$180,000, and two new jobs will be created as a result of project completion.

Ben A. Eisbart
Page 2
February 24, 1982

It is the opinion of the Commission that the property at the 1300 Block of Broadway qualifies as an "Urban Development Area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Phillipp's Church Supply proposal are as follows:

- (a) effective utilization of vacant or underutilized land,
- (b) improvement in the physical appearance of the city,
- (c) increase in employment, and
- (d) neighborhood conservation and stabilization.

Additional positive weight should be given to this proposal since:

1. The property is within a Redevelopment Project Area.

If you have any questions, please contact this office.

GEW/jes
enclosure
cc: /Mr. Charles Westerman, City Clerk